

AGENDA
ZONING REVIEW BOARD
THURSDAY, DECEMBER 11, 2003
6:00 P.M., CITY HALL, COUNCIL CHAMBER, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-03-68 – An Ordinance to amend the 1982 Zoning Ordinance of the City of Atlanta so as to rezone property within the boundaries of **The Adair Park Neighborhood** from R-5/HC20I, Adair Park Historic District (Two-Family Residential) District to the R-4A/HC-20I Adair Park Historic District (Single-Family Residential) District, and for other purposes.

NPU-V **Approval** COUNCIL DISTRICT 4

BY: COUNCILMEMBER CLETA WINSLOW

Staff Recommendation: Approval

ZRB Recommendation: Approval

Z-03-69 – An Ordinance to rezone from the R-LC (Residential-Limited Commercial) District to the C-1 (Community Business) District, property located at **532-534 E. Paces Ferry Road, N.E.**, fronting 128.93 feet on the northerly side of E. Paces Ferry Road beginning 385 feet westerly from the northwest corner of Piedmont Road. Depth: 318.02 feet; Area: .88 acre; Land Lot 61, 17th District, Fulton County, Georgia.

OWNER: EDWARD DAUGHERTY ET AL

APPLICANT: PARKSIDE PARTNERS, INC.

BY: WILLIAM WOODSON GALLOWAY, ATTORNEY

NPU-B **Deferral** COUNCIL DISTRICT 7

Staff Recommendation: Deferral to January 2004

ZRB Recommendation: Deferred to January 8, 2004

Z-03-74 – An Ordinance to rezone from the R-4 (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1365-1367-1373-1379-1387 Memorial Drive, S.E. and 233 Memorial Terrace, S.E.**, fronting 193.40 feet on the south side of Memorial Drive beginning at the southwest corner of Memorial Terrace. Depth: Varies; Area: 1.166 acres; Land Lot 177, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC

APPLICANT: JAMES R. BAILEY

NPU-O **Deferral** COUNCIL DISTRICT 5

Staff Recommendation: Deferral to February 2004

ZRB Recommendation: Deferred to February 2004

Z-03-75 – An Ordinance to rezone from the R-4A (Single-Family Residential) District to the RG-3 (Residential General-Sector 3) District, property located at **1950-1956-1960 Memorial Drive, S.E.**, fronting 103.10 feet on the north side of Memorial Drive beginning at the northwest corner of Howard Street. Depth: 140 feet; Area: 0.465 acres; Land Lot 206, 15th District, DeKalb County, Georgia.

OWNER: SPRINGDALE CAPITAL, LLC

APPLICANT: JAMES R. BAILEY

NPU-O **Approval** COUNCIL DISTRICT 5

Staff Recommendation: Approval

ZRB Recommendation: Approval

U-03-26 – An Ordinance granting a Special Use Permit for a Transfer of Excess Development Rights (Section 16-28.023), property is located as follows:

Donor Property: (Zoned RG-3) the rear of 257-281 Alberta Drive, N.E. and the Rear of 3290-3304 Mathieson Drive, N.E., property has no frontage on a public street. Depth: Varies; Area: Approximately 2.5 acres; Land Lots 98 & 99, 17th District, Fulton County, Georgia.

OWNER: VARIOUS

APPLICANT: ARCHSTONE-SMITH OPERATING TRUST

BY: CARL E. WESTMORELAND, ATTORNEY

Recipient Property; {Zoned RG-3} 3301 And 3315 Roswell Road, N.E., beginning approximately 210 feet southeasterly from the southeast corner of Alberta Drive. Depth: Varies; Area: 4.82 acres; Land Lots 98 & 99, 17th District, Fulton County, Georgia.

OWNER: MARTY STORCH

APPLICANT: ARCHSTONE-SMITH OPERATING TRUST

BY: CARL E. WESTMORELAND, ATTORNEY

NPU-B **Approval** COUNCIL DISTRICT 7

Staff Recommendation: Approval with conditions

ZRB Recommendation: Approval with conditions

DEFERRED CASES:

Z-03-38 – An Ordinance to rezone from the R-3 (Single-Family Residential) District to the PD-H (Planned Development-Housing) District, property located at **4465 Boulder Park Drive, S.W.**, fronting 501.95 feet on the north side of Boulder Park Drive beginning at the intersection of the north right-of-way of Boulder Park Drive with the west line of Land Lot 50. Depth: 701.38 feet; Area: 8.016 acres; Land Lot 50, 14th FF District, Fulton County, Georgia.

OWNER: MJM REALTY COMPANY, LLC

APPLICANT: SAME

NPU-H **Denial** COUNCIL DISTRICT 10

Staff Recommendation: Denial

ZRB Recommendation: File

Z-03-55 – An Ordinance to rezone from the R-4 (Single-Family Residential) District and the R-LC-C (Residential-Limited Commercial-Conditional) District to the PD-H (Planned Development-Housing) District, property located at **341-343 Valley Brook Drive, N.E. and the rear of 300 West Wieuca Road, N.E.**, fronting 147.53 feet on the southwesterly side of Valley Brook Drive beginning 248 feet south from the southwest corner of Meadowbrook Drive. Depth: Varies; Area: 3.940 acres; Land Lot 65, 17th District, Fulton County, Georgia.

OWNER: A.G. DANIEL & ASSOCIATES, INC. ET AL

APPLICANT: CRABAPPLE DEVELOPMENT, INC.

BY: GEORGE E. HARVEY, III, ATTORNEY

NPU-B **Deferral** COUNCIL DISTRICT 7

Staff Recommendation: Approval with conditions

ZRB Recommendation: Deferred to February 2004

ZRB Recommendation: Approval

ZRB Recommendation: Deferred to February 2004